

Section 4-1900 Limestone Overlay District

4-1901 Purpose and Intent. The County seeks to preserve and protect the unique geologic characteristics and the quality of the groundwater in its limestone area. A large area just east of the Catoclin Mountain range in the Rural Policy Area of Loudoun County is comprised of limestone and “Karst terrain” areas. The limestone geology of carbonate deposits in Karst terrain areas is dissolved over time by mildly acidic precipitation, creating fissures. The deposits are highly permeable, allowing surface water to pass through quickly to underlying aquifers and groundwater, and possibly to reappear elsewhere as springs. The terrain is also characterized by the presence of certain natural features, such as sinkholes and rock outcrops. Thus development on Karst terrain has a direct correlation to the potential for ground surface collapse and the susceptibility of groundwater and surface water pollution, and spring contamination, posing serious risks to public health, safety and welfare. The limestone cannot environmentally support land development activity without performance standards and monitoring. Therefore, the provisions of this Section 4-1900 are intended to regulate land use and development in areas underlain by limestone and in areas with Karst features and Karst terrain in such a manner as to:

- (A) Protect the health, safety and welfare of the public;
- (B) Protect groundwater and surface water resources from contamination; and
- (C) Reduce potential for property damage resulting from subsidence or other earth movement.

4-1902 Authority. Authority for these provisions includes:

- (A) Chapter 11, Title 15.2, Code of Virginia (Planning, Subdivision of Land and Zoning).
- (B) Soil Conservation Districts Law, Va. Code Sections 21-2(c), Section 21-2(d).
- (C) Virginia Environmental Quality Act, Va. Code.
- (D) Section 10-178.
- (E) Erosion and Sediment Control Act, Va. Code Section 21-89.2.

- (F) Uniform Statewide Building Code and International Building Code Chapter 18.

4-1903 Applicability and Exemptions.

- (A) **Applicability – Land Area Included in the LOD.** This Section 4-1900 shall apply to all land included in the Limestone Overlay District (LOD), as shown on the official Limestone Overlay District Map (“LOD Map”), which, with all explanatory matter thereon, is hereby incorporated by reference. The LOD is established as an overlay district, meaning that this district is overlaid upon other districts and the land so encumbered may be used in a manner permitted in the underlying district only if and to the extent that such use is also permitted in the overlay district. Pursuant to Section 6-407, the Zoning Administrator is charged with making necessary cartographic interpretations of the LOD Map with recommendation and referral from the County Soil Scientist.

- (1) In addition to the LOD Map, the County shall maintain a database (“Karst Feature Database”) of the following features within the LOD:

- (a) The known extent of the Limestone Bedrock Formations (Sensitive Limestone Areas);
- (b) Sinkholes, Swallets and Closed Depressions;
- (c) Rock Outcrops;
- (d) Springs;
- (e) Caves Openings; and
- (f) Perennial Sinking Streams

- (2) The Karst Feature Database shall be updated based on information in Geophysical Studies provided by applicants for land disturbing activities and land development applications within the LOD, as required by Section 4-1905, information identified in Preliminary Soils Review as required by the Facilities Standards Manual, Revised United States Geologic

Survey (USGS) Geological Mapping updates , and
information provided through field inspections

- (B) **Applicability – Covered Activities.** This Section shall apply to all land development applications, including all Zoning Map Amendments, Special Exception applications and Commission Permit applications, as well as all land disturbing activities, including non-agricultural rural economy uses, new single-family development, preliminary subdivisions, family subdivisions, preliminary/record subdivisions, site plans, grading permits, construction plans and profiles, and zoning/building permits that involve land disturbing activities, that occur within the LOD.
- (C) **Exemptions.** The following land disturbing activities shall be allowed within the LOD, subject to the specific limits set forth below:
- (1) **Agricultural Operations.** This section shall not apply to agricultural, horticultural, or animal husbandry operations located in the LOD that are covered by, *and* conducted in conformance with, a Conservation Farm Management Plan approved by the Loudoun County Soil and Water Conservation District or the U.S. Natural Resources and Conservation Service that includes best management practices, and a Nutrient Management Plan approved by the Loudoun County Soil and Water Conservation District. Structures associated with agricultural operations are not exempt from these provisions. For purposes of this Section 4-1900, the term “structure” shall include, but not be limited to, all buildings, water/dam embankments, retaining walls, field/ tile drainage, road construction and cut or fill operations.
 - (2) **Forestry and Silviculture.** This section shall not apply to Forestry and Silviculture conducted in conformance with a Forest Management Plan that is in accord with requirements in the Facilities Standards Manual and approved by both the Virginia Division of Forestry and the County Urban Forester.
 - (3) **Gardens.** Any garden of 5,000 square feet or less shall be exempt from the provisions of this Section 4-1900 provided that no cutting, filling, or berming is required to create such garden.

- (4) **Existing Structures within LOD.** Expansion, alteration, or reconstruction of legally existing buildings, structures, and impervious surface areas existing on [action date] shall not be covered, provided that such alteration does not increase the total footprint of a structure or impervious surface, as it existed on [action date], by more than twenty-five percent (25%) or 2,000 square feet, whichever is greater, and provided further that any such expansion does not encroach into a Karst/Sensitive Environmental Feature Setback. If the existing structure is located within a Karst/Sensitive Environmental Feature Setback, then such expansion cannot get closer to the Karst/Sensitive Environmental Feature than the closest point of the existing structure, as it existed on [action date]. Expansion, alteration or reconstruction of legally existing buildings, structures or impervious surfaces pursuant to this section shall require locational clearance approved by the County Department of Building and Development, as set forth in Section 4-1904(A)(2).
- (5) **Paving of Existing Driveways.** The paving of driveways existing on [action date] shall be exempt from the requirements of this Section 4-1900 except that any proposed paving shall require locational clearance approved by the Department of Building and Development, as set forth in Section 4-1904(A)(2).
- (6) **Structures or Land Disturbance of Less than 150 Square Feet.** Any land disturbing activities or structures involving the disturbance of less than 150 square feet of land shall be exempt from the provisions of this Section 4-1900, except:
 - (a) No such disturbance shall be permitted within 20 feet of a Karst/Sensitive Environmental Feature; and
 - (b) No structures, even if less than 150 square feet, shall be permitted within the Karst/Sensitive Environmental Feature Setback; and

- (c) This exemption shall not apply to structures or land disturbing activities whose purpose is to change water flow.

4-1904 Review Procedures.

(A) Administrative Applications

- (1) All land disturbing activities, including non-agricultural rural economy uses, new single-family development, preliminary subdivisions, family subdivisions, preliminary/record subdivisions, site plans, grading permits, and construction plans and profiles in the LOD shall be governed by procedures in Chapter 8 of the Facilities Standards Manual (FSM). In addition, each such application shall include proposed roads, lot lines, buildings, wells, drainfield locations and limits of clearing and grading and other land disturbing activities.
- (2) All zoning/building permits within the LOD shall require that an applicant obtain a locational clearance from the County Department of Building and Development. The applicant shall submit a map, plan, or plat showing the location and extent of land disturbing activities and mitigation measures, and shall include the proposed building sites, paved areas, drainfields, well locations, and other uses.

(B) Legislative Applications. All applications for Zoning Map Amendments, Special Exceptions and Commission Permits shall be required to submit, in addition to the material required under the provisions of Article 6 of this Ordinance for each respective application type, the following material:

- (1) Existing Conditions Map, prepared at a scale of 1 inch = 200 feet and including planimetric detail with five foot contour intervals. This map shall include the location of existing wells, drainfields, fill sites, faults (as shown on United States Geologic Survey Maps), and Karst/Sensitive Environmental Features shown on the Karst Feature Database within 100 feet of the property boundary.

- (2) Concept Plan of proposed development including proposed roads, lot lines, buildings, wells, drainfield locations and limits of clearing, grading and other land disturbing activity.
- (3) Preliminary Soils Review in accordance with Chapter 6 of the FSM.

4-1905 Establishment of Karst/Sensitive Environmental Features

(A) **Karst/Sensitive Environmental Features Associated with Limestone Bedrock.** For all land development applications and land disturbing activities, as specified in Section 4-1903(B), involving properties subject to LOD, as identified on the LOD Map, the applicant shall submit a Geophysical Study, pursuant to the requirements of Chapter 6 of the FSM. The Geophysical Study shall identify the following Karst/Sensitive Environmental Features associated with limestone bedrock:

- (1) Sinkholes, Swallets, or Closed depressions;
- (2) Rock Outcrops and Limestone Bedrock Formations;
- (3) Underground Solution Channels;
- (4) Cave Openings;
- (5) Springs;
- (6) Perennial Sinking Streams; and
- (7) Other underground features that may affect the proposed development.

Based on the proposed development and the findings of the Geophysical Study, it may be necessary to verify any of the above conditions with a Geotechnical Report, as determined by the Zoning Administrator or their designee. All Karst/Sensitive Environmental Features identified in the Geophysical Study, other than Underground Solution Channels, shall be added to the County's Karst Feature Database.

(B) **Karst/Sensitive Environmental Feature Setback.** For each Karst/Sensitive Environmental Feature identified in the

County's Karst Feature Database, the required Geophysical Study, or Preliminary Soils Review as required by the Facilities Standards Manual, a setback shall be established from the outermost edge of each such feature. All such features must be identified on the land development application and must have a minimum setback of fifty (50) feet, except for the following:

- (1) One hundred (100) feet minimum from the rim of any Sinkhole, Swallet or Closed Depression; and
- (2) One hundred (100) feet minimum from any Cave Opening.
- (3) Springs. Land disturbing activities, development, and impervious surface coverage are prohibited within 1) one hundred (100) feet from a spring, measured from the first emergence of the spring or 2) two hundred (200) feet when the first emergence of the spring is on a slope greater than 15% and is downslope from the land disturbing activities, development or impervious surface coverage.
- (4) Perennial Sinking Streams. One hundred (100) feet minimum setback from any perennial sinking stream, as measured along the slope of the ground from the channel scar.

The setback shall be reduced, by up to 50%, based on the conclusions of the Geophysical Study, if the Geophysical Study concludes that the risks of collapse and groundwater contamination are non-existent or insignificant for the proposed location and use. However, no such reduction shall be approved for any perennial sinking stream, nor for any spring, nor for any sinkhole, swallet, closed depression, or cave opening that receives either a perennial or intermittent sinking stream.

4-1906 Permitted Uses and Activities

(A) Uses and Activities within Karst/Sensitive Environmental Feature Setback.

- (1) Land disturbing activities, development, and impervious surface coverage are prohibited within

Karst/Sensitive Environmental Feature Setbacks except for the following:

- (a) Fences that do not obstruct surface water flow;
 - (b) Trails and other passive recreation facilities, excluding buildings, for pedestrian, bike or other non-motorized use, provided that such facility is designed with permeable materials and is located a minimum of 25 feet from the edge of each Karst/Sensitive Environmental Feature; and
 - (c) Restoration and vegetation.
- (2) Residential structures shall be located outside Karst/Sensitive Environmental Feature Setbacks (as set forth in Section 4-1905(B) or as may be reduced pursuant to the provisions of that section), except as follows:
- (a) On any lot existing on [action date], where there is no feasible development site available outside of the Karst/Sensitive Environmental Feature Setback, a residential structure, if otherwise permitted under this ordinance, may be permitted by minor special exception approval granted in accordance with Section 6-1300 of this ordinance prior to the issuance of a zoning permit. In such cases, in addition to any applicable standards set forth in Section 6-1310 Issues for Consideration and Section 1-102, Purposes of Zoning, such minor special exception application and residential structure shall provide, or comply with, as applicable, the following:
 - (i) Provide a Geophysical Study for the proposed structure; ;
 - (ii) Comply with any recommendations of the Geophysical Study; and
 - (iii) Such residential structures shall be sited on the lot so as to be located as far from

the Karst/Sensitive Environmental Feature as is feasible.

- (iv) Development on such lot shall not be allowed if the Geophysical Study shows subsidence poses a serious risk to public health or safety or to the safety of residents or users of the proposed development unless the design of the proposed development is certified, both structurally and geotechnically, by a professional engineer.

- (b) No structures for uses other than a principal residential use (i.e. no accessory structures) shall be permitted to locate within the Karst/Sensitive Environmental Feature Setback.

(B) Uses and Activities in the Limestone Overlay District, Outside Karst/Sensitive Environmental Feature Setback.

Except as provided in Section 4-1906(E) all uses and structures permitted by right in the underlying zoning district are permitted within the Limestone Overlay District outside of Karst/Sensitive Environmental Feature Setback, subject to standards and mitigation measures required pursuant to this section of the Zoning Ordinance.

- (C) Special Exception Uses.** Except as provided in Section 4-1906(E), all uses and structures permitted by special exception in the underlying zoning district may be permitted subject to the procedures and criteria stated in Section 6-1300, "Special Exception" of the Zoning Ordinance, Section 4-1904(B), above, and to conditions identified in such special exception and to any mitigation measures required according to Section 4-1908, below.

- (D) Creation of New Lots.** Prior to approval of any *building* lot created after [action date] it shall be demonstrated that there is a sufficient area (to include sewage disposal and well sites, where applicable) outside of the Karst/Sensitive Environmental Feature Setbacks, identified in Section 4-1905(B), for the intended use.

- (E) Prohibition of Specific Pollution Sources.** The following uses shall be prohibited within the LOD:

- (1) Facilities or uses that generate or manufacture hazardous substances;
- (2) Storage of hazardous substances in an aggregate amount greater than 55 gallons (or the dry weight equivalent) on site at any one time, excluding heating oil or gasoline within above ground storage tanks;
- (3) Automobile Service Stations;
- (4) Gas Pumps accessory to Convenience Food Store;
- (5) Motor Vehicle service and repair;
- (6) Underground Storage Tanks, except for propane tanks and water cisterns shown on an approved Geophysical Study;
- (7) Landfills and waste sites.

4-1907 Development Standards for the LOD. Unless otherwise exempt by Section 4-1903(C) above, all uses permitted by right or special exception and all land disturbing activities in the LOD shall adhere to the following development standards:

- (A) **Structures in Potential Subsidence Areas.** No structure shall be built in an area where a Geophysical Study indicates that potential subsidence may occur that would cause property damage, physical injury or harm to the public or future residents unless there are no alternative locations within a given lot of record, and a subsequent Geotechnical Report indicates that such potential harm can be mitigated. In such cases the structures must be constructed in accord with the mitigation techniques recommended by the Geotechnical Report.
- (B) **Site Grading.** A grading permit is required for all land disturbing activities. Site grading, including any fill or berm placement, shall maintain natural drainage patterns. Berms and filling operations shall require a Geophysical Study.

If no other alternative exists than to impact natural drainage patterns, then drainage shall be designed to avoid damage to

Karst/Sensitive Environmental Features as identified in the required Geophysical Study, and in any subsequently required Geotechnical Report, by mimicking pre-development volumes.

(C) Surface Water Run-Off.

- (1) Non-point source pollution load of surface runoff from land disturbing activity, that is naturally conveyed to a Sinkhole, Swallet, Closed Depression, or Cave Opening shall meet the stormwater quantity and quality standards specified in Chapter 5 of the Facilities Standards Manual. In addition, the runoff shall travel over vegetative filters or other filtration measures, as established in the Virginia Stormwater Management Handbook, prior to entering such features.
- (2) Surface water runoff shall not be redirected or concentrated to enter a Sinkhole, Swallet, Closed Depression or Cave Opening.
- (3) Post-development flow to a Sinkhole, Swallet, Closed Depression, or Cave Opening that receives a Sinking Stream shall be the same as pre-development flow.

(D) Limits of Disturbance and Revegetation. Disturbed areas shall be limited to what is necessary to locate the use, and any disturbed areas that are not covered by paving, stone, or other solid materials shall be revegetated.

(E) Wells. Wells shall be installed in accordance with the provisions of Chapter 1040 of the Loudoun County Codified Ordinance, the Virginia Department of Health Private Well Regulations and the Virginia Department of Health Waterworks Regulations and Chapter 6 of the Facilities Standards Manual, relating to “Subdivisions with Communal Water Systems”. Communal Water Supply Systems shall be required for all subdivisions of fifteen (15) or more lots approved after [action date], except for subdivisions in which each lot of the subdivision contains ten (10) or more acres of land .

(F) On-Site Sewage Disposal Systems. On-site sewage disposal systems, as defined in the Land Subdivision Development Ordinance, are allowed in the LOD for individual lots and subdivisions with fewer than fifteen (15) lots, and for subdivisions in which each lot of the subdivision contains ten

(10) or more acres of land. Sewage disposal systems shall be subject to the review processes and requirements in the LSDO (Section 1245.10) and shall comply with requirements of the Virginia Department of Health – Division of Sewage and Water Services, and the Loudoun County Health Department.

- (G) **Communal Wastewater Systems.** Proposed subdivisions containing fifteen (15) or more lots shall be served by communal wastewater systems, unless the applicant demonstrates to the County that other types of systems are available that will achieve the same or superior treatment results. Additionally, subdivisions in which each lot of the subdivision contains ten (10) or more acres of land shall be exempt from this requirement. The County shall allow communal wastewater systems in the LOD subject to the following standards:
- (1) Where sufficient area exists on the portion of the property outside of the Karst/Sensitive Environmental Feature Setback to accommodate a proposed communal wastewater disposal system, then such system shall be located outside of the Karst/Sensitive Environmental Feature Setback; or
 - (2) Where insufficient buildable land area exists outside of the Karst/Sensitive Environmental Feature Setback as much of the proposed communal wastewater disposal system shall be sited outside the Karst/Sensitive Environmental Feature Setback as possible and the applicant shall demonstrate through a Geophysical Report and Detailed Soils Site Investigation Report acceptable to the County that the communal wastewater disposal system will prevent a change in the levels of pre-development run-off within the Karst/Sensitive Environmental Setback area, enhance filtration, and will not have an adverse environmental impact on underlying aquifers and groundwater. In addition, the applicant shall provide a plan for regular operation and maintenance.
 - (3) All Communal Wastewater Systems shall be capable of producing secondary effluent, or better, as identified in the Sewage Handling and Disposal Regulations of Virginia

- (H) **Golf Course Use.** Any golf course use within the LOD shall adhere to a Water Management Plan approved by the County Department of Building and Development and a nutrient management plan approved by the Loudoun County Soil and Water Conservation District and the County Department of Building and Development.
- (I) **Stormwater Management Facilities and Best Management Practice Facilities (BMPs).**
 - (1) Stormwater management ponds and BMP facilities shall not be located within Karst/Sensitive Environmental Feature Setbacks.
 - (2) Stormwater management ponds, and BMPs constructed within the LOD shall require a Geophysical Study, and all stormwater management ponds, sediment traps, and sediment basins shall be lined with impervious materials to prevent groundwater pollution, in accordance with Chapter 5 of the Facilities Standards Manual
- (J) **Irrigation Systems.** Irrigation systems shall be prohibited unless the water for such system is supplied from a source that is not dependent on groundwater, such as, but not limited to, cisterns and stormwater management ponds. Communal water systems that obtain water through communal wells are not an acceptable source for irrigation systems.
- (K) **Explosives and Blasting.** Blasting within LOD shall require conformance to Section 6.155 of the FSM
- (L) **Warnings to Property Owners.** Notes containing the following or similar language shall be placed in all deeds of conveyance, sales brochures, Homeowners Association documents and on all record subdivision plats and site plans for land in the LOD:
 - (1) “This property is located within the Limestone Overlay District and properties and structures within the Limestone Overlay District are located within an environmentally sensitive area due to the nature of the underlying geology. The sensitivity of this geology must be considered in determining the location of structures and other land disturbing activities. Landowners in this

area must share in the responsibility of protecting groundwater supplies from contamination. Please contact the County for more information.”

- (2) “Maintenance of sewage disposal systems must be done in accordance with all State and County requirements in order to help prevent potential groundwater contamination.”

4-1908 Mitigation Measures for the LOD. In addition to compliance with the development standards in Section 4-1907, land disturbing activities shall employ measures necessary to mitigate any potential adverse impacts to the County’s subsurface water resources or Karst/Sensitive Environmental Features associated with limestone bedrock, as identified in the required Geophysical Study as set forth in Section 4-1905(A), and any subsequently required Geotechnical Report, or in any other study required by the Zoning Ordinance, Land Subdivision Development Ordinance or Facilities Standards Manual.

- (A) **General.** Mitigation measures shall be directly related to proposed land disturbing activities and its potential adverse impact on the County’s water resources or Karst/Sensitive Environmental Features associated with limestone bedrock identified on the subject property
- (B) **Mitigation Measures.** If mitigation measures are recommended by a study required by the Zoning Ordinance, Land Subdivision and Development Ordinance or Facilities Standards Manual, in order to protect against ground surface collapse, surface or groundwater pollution, and/or spring contamination, the County shall require such measures to mitigate the identified adverse impacts. Such measures may include, but shall not be limited to, the following list. This provision shall not be construed to limit the County’s ability to impose mitigating conditions in its review of special exception applications, nor its ability to accept mitigating proffers in its review of zoning map amendment applications:
 - (1) **Ineligibility for Density Increases.** The applicant may not be eligible for density increases otherwise permitted under the clustering provisions of this Ordinance.

- (2) **Use of a Cluster Subdivision.** Where not otherwise required by this Ordinance, the County may require cluster development.
 - (3) **Landscaping and Reductions in Impervious Surface Coverage.** The County may require:
 - (b) Reductions in the maximum impervious surface coverage allowed;
 - (c) Reductions in the area devoted to landscaped lawns, and;
 - (d) Use of xeriscape (i.e., use of native plant materials and landscape materials that have lower water and nutrient requirements).
 - (4) **Storage Tank Testing and Containment .** The County may require leak testing and secondary containment for underground and/or above ground storage tanks.
 - (5) **Conservation of Indigenous Vegetation.** The County may require retention of indigenous vegetation to the maximum extent feasible, and in accordance with Tree Conservation Standards in Chapter 7 of the Facilities Standards Manual.
 - (6) **Groundwater Protection.** The County may require the applicant to establish a regular system of groundwater monitoring by a qualified professional for the proposed development and such other measures as may be recommended by other County Ordinances.
 - (7) **Prohibition of Additional Specific Pollution Sources.** The County may prohibit specific pollution sources, as defined in Chapter 5 of the Facilities Standards Manual as “stormwater hotspots”, and other uses and activities with high risk of releasing pollutants, if the applicant does not propose effective mitigation measures acceptable to the County, provide evidence that pollution sources will be monitored, and that facility design standards will be followed.
-

DRAFT 9/08/09

Amend Section 6-407 and add a New Section 6-407(A)(4)

- 6-407 Map Interpretations and Boundary Determination
(A) The environmental overlay districts and steep slope maps are intended to show the location of environmental resources in the County, including the following:

- (4) Limestone Overlay District; described in Section 4-1900

The Zoning Administrator, in consultation with the Department of Building and Development, is charged with making necessary cartographic interpretations of those maps at the request of the applicant or on his/her own initiative. The Zoning Administrator is authorized to interpret the exact location of the boundaries if there appears to be a conflict between mapped resource boundary, elevations, and actual physical conditions. The Zoning Administrator may require information from the applicant, including, but not limited to a topographic survey and/or engineering studies in conformance with the provisions of the Facilities Standards Manual.

In the case of the Limestone Overlay District the applicant shall be required to submit a report based upon geologic logs from borings completed to a minimum depth of 45 feet and such borings shall be sufficient in number and lateral spacing to accurately define the geologic characteristics of the area sought for exclusion from the LOD. Borings shall include, at a minimum, at least three borings, with one boring required for each geologic formation, as identified on United States Geologic Survey Maps, and one boring required for each land form. All borings must be properly abandoned with either bentonite or neat cement. Geophysical testing may be used to supplement the boring data. The report shall include a map (1" = 200' minimum scale) showing the area requested for exclusion, locations of test borings and geophysical survey lines (if used), and the extent of the area, if any, where carbonate rocks or calcerous material is found to be absent. The report shall be prepared and sealed by a Virginia Certified Professional Geologist and state that, based on their professional experience of karst geology and their observations of site characteristics and field data, the area proposed for exclusion from the LOD is not underlain by carbonate rocks or calcerous material to the tested depth.

DRAFT 9/08/09

CHAPTER 8 NEW DEFINITIONS

Swallet: A hole in the land through which surface water is delivered to the aquifer (may be considered the opposite of a spring)

Hazardous Substance: Any material that poses a threat to human health and/or the environment. Typical hazardous substances are toxic, corrosive, ignitable, explosive, or chemically reactive. Such substances shall include any substance designated by the United States Environmental Protection Agency to be reported if a designated quantity of the substance is spilled in the waters of the United States or is otherwise released into the environment.

Rock Outcrop: Any rock exposed at or above the ground surface which is attached to the underlying bedrock.

~~(DELETE) Karst Feature Buffer: An area established from the outermost edge of Karst features where land disturbance is prohibited~~

Karst/Sensitive Environmental Feature Setback: An area established from the edge of a karst/sensitive environmental feature, in which land disturbance is restricted.

Karst Features or Karst/Sensitive Environmental Features: Karst landforms including but not limited to Caves, Sinkholes, significant fissures/cracks, vadose shafts, or other karst anomaly associated with calcerous geologic formations.

Sinking Stream: Any stream draining 640 acres or less that disappears underground into a Swallet, Sinkhole, Closed Depression or Cave Opening.

Sewer System, Communal or Communal Wastewater System: A sewage treatment system for the collection, treatment and/or disposal of sewage operated and or owned by LCSA, or operated by a public sewer (wastewater) utility as defined by Chapter 10.1 or 10.2 of Title 56 of the Code of Virginia that is designed to serve small scale development, including clusters, where permitted by this Ordinance. Such system may serve only one lot, where a communal system is required by this Ordinance for a specific use.

Water Management Plan: A plan of irrigation indicating a sustainable water usage rate, identifying the water source(s), establishing a schedule of withdrawal, and providing methods for mitigation of undesirable effects.